

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOC
vs.
JEAN CAMILLOCCI (et al.)

Case Number
2023CV1392

PROPERTY ADDRESS

204-206 EAST 10TH STREET, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
11/19/2024	Advance Fee	Advance Fee	48842	\$0.00	\$1,350.00
11/19/2024	Advertising Sale (Newspaper)			\$15.00	\$0.00
11/19/2024	Advertising Sale Bills & Copies			\$17.50	\$0.00
11/19/2024	Crying Sale			\$10.00	\$0.00
11/19/2024	Docketing			\$15.00	\$0.00
11/19/2024	Levy			\$15.00	\$0.00
11/19/2024	Mailing Costs			\$36.00	\$0.00
11/19/2024	Posting Handbill			\$15.00	\$0.00
11/19/2024	Press Enterprise Inc.			\$1,832.90	\$0.00
11/19/2024	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
11/19/2024	Sheriff Automation Fund			\$50.00	\$0.00
11/19/2024	Sheriff's Deed			\$35.00	\$0.00
11/19/2024	Solicitor Services			\$150.00	\$0.00
11/19/2024	Transfer Tax Form			\$25.00	\$0.00
11/19/2024	Web Posting			\$100.00	\$0.00
01/27/2025	Service			\$180.00	\$0.00
01/27/2025	Service Mileage			\$24.00	\$0.00
01/27/2025	Distribution Form			\$25.00	\$0.00
01/27/2025	Copies			\$6.00	\$0.00
01/27/2025	Notary Fee			\$10.00	\$0.00
01/27/2025	Surcharge			\$40.00	\$0.00
01/27/2025	Sewer			\$7,682.84	\$0.00
01/27/2025	Delinquent Taxes			\$6,066.60	\$0.00
01/27/2025	Recording Fees			\$71.75	\$0.00
02/20/2025	Poundage			\$328.65	\$0.00

\$16,761.24 \$1,350.00

TOTAL BALANCE:	\$(15,411.24)
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**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 275948	Invoice Date: 04/23/2025 3:47:04 PM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFFS OFFICE	Last Change:	Receipt By: WALK-IN	By: LA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$72.75	202502987 04/23/25 3:47:07 PM	BERWICK BORO
	Grantor - CAMILLOCCI, JEAN			
	Grantee - U S BANK			
	Consideration - \$16,761.24			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.50		
	RECORDING FEES - RECORDER	\$13.50		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFFS DEED			
	TOTAL CHARGES	<u>\$72.75</u>		
	PAYMENTS			
	CHECK: 9603 - SHERIFFS OFFICE	<u>\$72.75</u>		
	TOTAL PAYMENTS	\$72.75		
	AMOUNT DUE	\$72.75		
	PAYMENT ON INVOICE	(\$72.75)		
	BALANCE DUE ON INVOICE	\$0.00		

STERN & EISENBERG, PC

1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025

April 1, 2025

VIA TELECOPY TO: (570) 389-5625
Sheriff's Office of Columbia
35 West Main Street
Bloomsburg, PA 17815

RE: U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC2 v. Donald Camillocci, Jean Camillocci
Docket No. 2023-CV-1392
Premises: 204-206 East 10th Street, Berwick, PA 18603

Dear Sir or Madam:

In connection with the Sheriff's Sale held in the above-referenced matter on January 29, 2025, kindly assign my bid as attorney on the Writ to

U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC2

c/o PHH Mortgage Corporation, 1661 Worthington Road, Suite#100, West Palm Beach, FL 33409.

Enclosed please find copies of the Mortgage and any applicable Assignments, as well as original Realty Transfer Tax Statements of Value for your review. Please prepare and record the Sheriff's Deed and return it to our office in the enclosed, self-addressed, stamped envelope.

Thank you.

Very truly yours,
Mark Davies
Paralegal
STERN & EISENBERG, PC

Enclosures

REV-183

BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

SECTION I TRANSFER DATA

Date of Acceptance of Document					
Grantor(s)/Lessor(s) Columbia County Sheriff's Office		Telephone Number (570) 389-5622		Grantee(s)/Lessee(s) **SEE GRANTEE BELOW**	
Mailing Address 35 W. Main St		Mailing Address c/o PHH Mortgage Corporation, 1661 Worthington Road, St			
City Bloomsburg		State PA	ZIP Code 17815	City West Palm Beach	
		State FL	ZIP Code 33409		

SECTION II REAL ESTATE LOCATION

Street Address 204-206 East 10th Street, Berwick, PA 18603			City, Township, Borough Borough of Berwick		
County Columbia		School District Berwick Area School District		Tax Parcel Number 04A04 12700000	

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration 20546.00	2. Other Consideration + 0.00	3. Total Consideration = 20546.00
4. County Assessed Value 30835.00	5. Common Level Ratio Factor x 6.67	6. Computed Value = 205669.45

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed 100.00%	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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2. Fill in the Appropriate Oval Below for Exemption Claimed.

- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

****GRANTEE: U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC2****

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name Caroline Aprahamian, Esquire			Telephone Number 215572-8111		
Mailing Address 1581 Main Street, Suite 200		City Warrington		State PA	ZIP Code 18976

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party <i>Caroline Aprahamian</i>	Date 04/01/2025
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
U.S. BANK NATIONAL ASSOC

vs.

Defendant
JEAN CAMILLOCCI
JEAN CAMILLOCCI
JEAN CAMILLOCCI

Attorney for the Plaintiff:
STERN & EISENBERG, PC
1581 MAIN STREET
SUITE 200
WARRINGTON, PA 18976

Sheriff's Sale Date: Wednesday, January 29, 2025
Sale Number: 2024ED104
Writ of Execution No. : 2023CV1392
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 204-206 EAST 10TH STREET, BERWICK, PA 18603,
BERWICK BOROUGH

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,832.90
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$150.00
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Service	\$180.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Surcharge	\$40.00

Total Sheriff Costs **\$2,611.40**

Municipal Costs

Sewer	\$7,682.84
Delinquent Taxes	\$6,066.60

Total Municipal Costs **\$13,749.44**

Distribution Costs

Recording Fees	\$71.75
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Total Distribution Costs **\$71.75**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

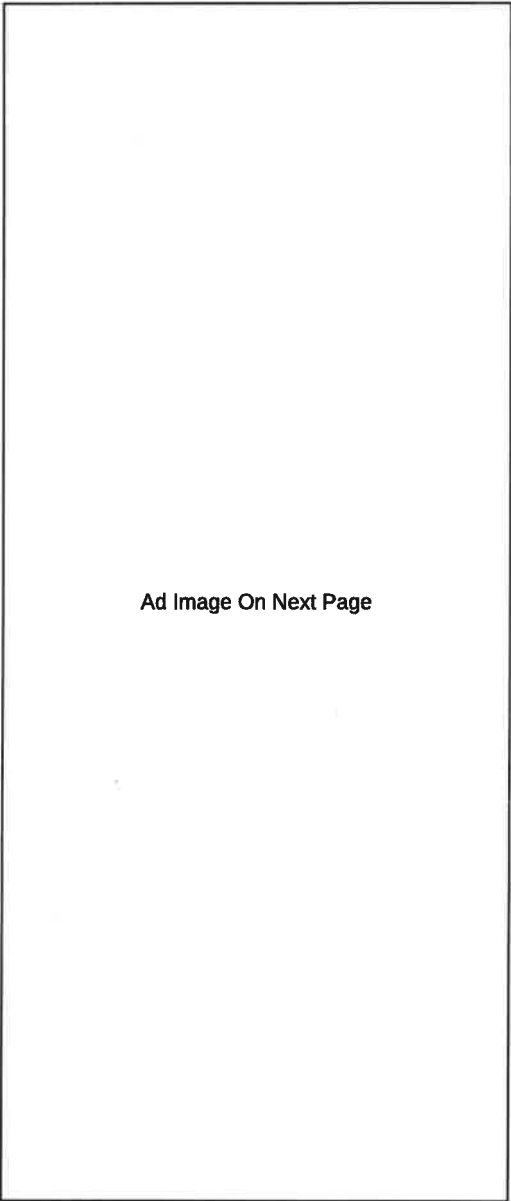
Grand Total:

\$16,432.59

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Brad Bailey being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said, Town, County and State since that day and on the attached notice, published on dates listed below, and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Ad Image On Next Page

Ad Text: Camillocci Sale
Date(s) Published: 01/08/2025, 01/15/2025, 01/22/2025

[Handwritten signature]

Sworn and subscribed to before me
this 29 day of January 20 25.

[Handwritten signature: Shawn H. Stair]

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Shawn H. Stair, Notary Public
Columbia County
My commission expires August 12, 2025
Commission number 1404114
Member, Pennsylvania Association of Notaries

And now, _____, 20 _____, I
hereby certify that the advertising and publication
charges amounting to \$ _____ for publishing
the foregoing notice and the fee for this affidavit have
been paid in full.

TIM CHAMBERLAIN - COLUM COUNTY SHER
PO BOX 380
BLOOMSBURG, PA 17815

WONDERWORD

By DAVID OUELLET
 HOW TO PLAY: All the words listed below appear in the puzzle — horizontally, vertically, diagonally and even backward. Find them, circle each letter of the word and strike it off the list. The leftover letters spell the WONDERWORD.
 SOLUTIONS: 9 letters

BEETLEJUICE BEETLEJUICE (FILM)

C A T H E R I N E G N E V E R
 H W S C A R Y S H A R K A O A
 R I A H N E E R G A E E R S R
 Y L I M A F A N T A S Y T S A
 P L T D A F O E T U M R S T H
 R E I T A L G O O O I D Y S O
 E M M L L R N H N D E E N I R
 D I B O Z O K I O L W T N C T
 Y C U R J T C J S I E N A R E
 R H R E A A E A C E T U D O G
 E A T S N R I E A G L N A H X A
 T E O O E (E) A (L) L I H O E N
 N L N M Y P E R C O V M O N I
 I Y L N I G H T M A R E I E
 W O L F J A C K S O N B O B J

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 1/22
 Artsy, Astrid, Bio-exorcists, Bob, Catherine, Clive, Creepy, Dafoe, Danny, Dark, Dead, Deetz, Delia, Dalores, Family, Fantasy, Ghost, Green Hair, Haunted, Home, House, Jane, Jenna, Jeremy, Keaton, Lydia, Michael, Monlight, O'Hara, Olga, Ortega, Place, Ravenna, Rory, Ryan, Stacy, Shark, Tim Burton, Willem, Winona, Winton, Wolf Jackson
 Yesterday's Answer: Shower
 For WONDERWORD apps, books & more, visit Wonderword.com, or call 1-855-232-2367.

JUMBLE

THAT SCRAMBLED WORD GAME
 By David L. Hoyt and Jeff Krueck

Unscramble these Jumbles, one letter to each square, to form four ordinary words.

Guest what? I can already tell by your smile! You did it! Congratulations!

SHE FINALLY ACHIEVED HER WEIGHT-LOSS GOAL, WHICH RESULTED IN A ---

Now arrange the circled letters to form the surprise answer. As suggested by the above cartoon.

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Yesterday's Jumbles: VITAL BERRY DOUBLE TRENDY
 Answer: After all the pilaging and plundering, he thought maybe being a pirate was — "OVER-RAIDED"

Answers tomorrow

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
 No. 2023CV192

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the www.bid4assets.com/ColumbiaPASheriffsSales on:

WEDNESDAY, JANUARY 29, 2025
 At 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain piece, parcel or tract of land, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Pine Tenth Streets;

THENCE in an easterly direction along Tenth Street ninety-nine (99) feet to a corner;

THENCE in a southerly direction parallel with Pine Street a distance of one hundred one and one-half (101 1/2) feet to a corner;

THENCE along Pine Street in a northerly direction a distance of one hundred one and one-half (101 1/2) feet to the place of BEGINNING.

BEING the same premises as conveyed to the Grantors herein by Deed of Helen Marinatos and Franklin E. Kepner, Co-Executors of the Last Will and Testament of Charlotte Seely, Dated May 9, 1988 and recorded May 18, 1988, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Book 408, page 860.

PIN No. 044-4-127

Address for informational purposes only
 204-206 E Tenth Street
 Berwick, PA 18603

and

corner of 202 E. 10th Street and
 910 Pine Street
 Berwick, PA 18603

Property Address: 204-206 East 10th Street, Berwick, PA 18603
 Parcel No. 04A04 12700

BEING the same premises which Ralph F. Hart and John P. Krysoski by Deed Dated June 26, 1991 and recorded in the Office of Recorder of Deeds of Columbia County on June 28, 1991 at Book 476, Page 769 granted and conveyed unto David L. Camillocci and Jean L. Camillocci.

PROPERTY ADDRESS: 204-206 EAST 10TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-04-12700

Seized and taken into execution to be sold as the property of JEAN CAMILLOCCI, JEAN CAMILLOCCI, JEAN CAMILLOCCI in suit of US BANK TRUST NATIONAL ASSOC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: STERN & EISENBERG, PC WARRINGTON, PA 1-215-572-8111

TIMOTHY CHAMBERLAIN, Sheriff Columbia County, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
 No. 2023CV487

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the www.bid4assets.com/ColumbiaPASheriffsSales on:

WEDNESDAY, JANUARY 29, 2025
 At 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain lot or piece of ground with buildings and improvements thereon erected in the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, being described as follows:

BEGINNING at a "pk" nail set in the centerline of Pennsylvania State Route No. 4039, said nail being 269.66 feet distant on a course running South 27 degrees 32 minutes 15 seconds West from an iron pipe found on the south property line of lands now or formerly of Doyle E. Musselman, and on the East, right-of-way of said State Route No. 4039; thence along said centerline the following courses and distances:

South 15 degrees 58 minutes 15 seconds West, 40.00 feet to a point;
 South 14 degrees 23 minutes 40 seconds West, 51.69 feet to a point;
 South 12 degrees 57 minutes 55 seconds West, 53.64 feet to a point;
 South 12 degrees 08 minutes 55 seconds West, 59.94 feet to a point;
 and South 11 degrees 38 minutes 15 seconds West, 37.40 feet to a "pk" nail set in line of other lands now or formerly of John A. and Catherine M. Musselman, thence along and through other lands of said Musselman, and passing through a rebar set 25.12 feet from the last mentioned corner, North 80 degrees 00 minutes 00 seconds West, 124.74 feet to a rebar set; thence along and through the same, North 18 degrees 53 minutes 05 seconds East, 175.92 feet to a rebar set; thence along and through the same, North 23 degrees 20 minutes 40 seconds East, 172.99 feet to a rebar set; thence along and through the same, and passing through a rebar set 30.00 feet from the next mentioned corner, South 80 degrees 00 minutes 00 seconds East, 121.07 feet to the place of beginning.

CONTAINING 1.156 acres of land, less 0.130 acres for the right-of-way of S.R. 4039, leaving a net usable area of 1.026 acres of land in all. The above-described parcel of land being subject to the westward one-half of the right-of-way of Pennsylvania State Route No.4039 situate on said parcel.

The above-described parcel of land also being subject to the right of the former grantor, his heirs and assigns, to the use of an existing farm road which crosses the northwest corner of said property. All of the above being more fully shown on a draft prepared by Drumheller Surveying dated June 25, 1988, recorded July 27, 1988.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in the prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in the prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING thereon erected a residential trailer/mobile home known and numbered as 323 AUSTIN TRAIL, ORANGEVILLE, PA 17859

PARCEL #17-016-0190, 7000

BEING the same premises which Robert C. Ernest, Jr. et. ux., by Deed dated June 6, 2018 and recorded and recorded June 8, 2018, in the Columbia County Recorder of Deeds and recorded and recorded and conveyed unto Lewis E. Bullock, II and Michele M. Terrell.

COLUMBIA COUNTY SHERIFF'S SALE - Case No. 2023CV497

PROPERTY ADDRESS: 323 AUSTIN TRAIL, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 17-016-0190,7000

Seized and taken into execution to be sold as the property of LEWIS EDWARD BULLOCK, II, MICHELE M. TERRELL in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff PURCELL, KRUG & HALLER HARRISBURG, PA 717-234-4178

Come Join Our Team!

NOW HIRING

The Press Enterprise is currently seeking to fill

Part-time Print Production Positions

Flexible 4, 6, or 8 hour shifts
 Day or Night

\$14 to start

Interested, please submit your resume to hr@pressenterprise.net

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff PURCELL, KRUG & HALLER HARRISBURG, PA 717-234-4178

Home Improvement

FREE ROOF ESTIMATE
 570-691-7593

Miscellaneous Services

CHRIS NEMCHICK PAINTING
 Interior/Exterior, wallpaper: 570-458-0776

DUTCH HILL PAINTING
 Residential & Commercial
 Lic#40688 570-851-6200

Painting

BRANNON PAINTING
 870-764-4300

Farm Equipment

White Field Boss 37 w/ Loader, Ford 9500 Tractor, Landis 6' Rotary Mower, H&S Welder & Saw Int, Jerseytown, 570-437-2430

Collectibles

NEW TODAY
 Latest Urban Pacific Express: Ready to Run. Set Model # 11736. \$200. Brand new in box. Dixie Pickup Call 610-731-3386

Farm Products

HAY FOR SALE
 54 tons
 Call 570-890-7515

Firewood

FIREWOOD PROMPT DELIVERY!
 54 tons, 6 months.
 570-864-2818

Hunting Items

BOW TECH SOLUTION
 80 BOWS, 40-50s. Three, release aids, free quiver, black gold sight, sp cord rest, arrow, gold arrow, black quiver, dead center stabilizer and plano bow case, exact cost: \$900.
 570-784-1209

Pets

ACA LAB PUPPIES!
 (Shoobie, 11) Now, we selected, family raised, 8 weeks. Busy now. Female \$180. Male \$7.85.
 570-868-3951

Selling Anything?

Call 570-784-6151

CATS

(3) female; gray, black/white & siamese mix. (2) long hair males; black & gray/black. (1) short hair male; black. Beautiful & Lovable. Must relocate due to health. All 1-2 yrs. old 570-784-7299

Houses For Rent

ALL REAL ESTATE ADVERTISING needs a subject to the Federal Fair Housing Act, which makes it illegal to advertise any rental to discriminate on the basis of race, sex, religion, sex, handicap, marital status or national origin or ancestry in violation of the law. All persons are hereby advised that all advertising information is available on an equal opportunity basis. 012225

Mobile Homes For Sale

HOUSE TRAILER Double Wide, 24'x40', 2BR, 2BA, \$15,000 (NO) Can be seen at 23 Shaver Rd., Bloomburg, PA 17185

Need Privacy and Speed?

Ask about our "blind boxes"!

Want a Photo in Your Ad?

Call 570-784-6151

Classifieds

Get Results
 570-784-6151

Classifieds

Get Results
 570-784-6151

Classifieds

Get Results
 570-784-6151

Classifieds

Get Results
 570-784-6151

Classifieds

Get Results
 570-784-6151

Classifieds

Get Results
 570-784-6151

ACROSS

25 Impudent
 26 Owl call
 4 Solo in space
 7 Lawn mower
 28 Spine brand
 8 Spots, film
 with "on" manager
 10 Wanderer
 11 Bee-thiveness
 Third
 13 Time management
 16 eids
 18 Citric beverage
 17 Got up barrier
 19 "chic" - Feel sorry for
 21 Mom's sister, informally
 23 Time in a sweater

DOWN

12 Mountain crest
 14 Quarry
 15 Farm pan
 18 Spock with a kick
 20 Cauldron
 21 Greek storyteller
 22 Faraway ob
 23 Business abbr.
 24 Author's birthplace
 25 Actress
 Dawber
 26 "Papa" of classical music
 28 Mobs
 29 Traction aid
 30 Archipelago part
 31 Editing mark
 32 Nimby
 34 Verifiable
 35 Harboring a grudge

Solution time: 23 mins.

1-22 CRYPTOQUIP

R S D R C A N E Q A C W B A N Z E
 O Z B W L R E A Q A U M A D N M E N Q A M S
 U M Q D Z Q A R Z E A U R N E A R C E R A :
 R L M E W P R Q R L M E W M P O .
 Yesterday's Cryptiquip: IF A CONVERSATION DECLINES, FETCH A BIG ORANGE GOURD. THAT'LL GIVE THEM PUMPKIN TO TALK ABOUT.
 Today's Cryptiquip Clue: R equals E

Pets

ACA LAB PUPPIES!
 (Shoobie, 11) Now, we selected, family raised, 8 weeks. Busy now. Female \$180. Male \$7.85.
 570-868-3951

King Classic Sudoku

6	8			3	2	4		
		2	3				1	
2	5	6		3	8			8
			1	4	5	8		
	5	6		3	8			
	6	7	2		5			
		2	8					
		6	3	2				

Difficulty: ★★★

Snow Blowers/Blows

SHOW BLOWER
 (Shoobie, 24") Heavy duty.
 Original cost \$549. Now just \$250.000. Daily. 600-408-3822.

Selling a House?

Call 570-784-6151

WANT TO SELL A HOUSE? CALL PRESS-ENTERPRISE CLASSIFIEDS

570-784-6151

CONCEPTS SUDOKU

Fill in the blank cells using numbers 1 to 9. Each number can appear only once in each row, column and 3x3 block. Use logic and process of elimination to solve the puzzle.

8	6	9	1	2	7	4	3	5
2	1	4	8	3	5	7	9	6
7	5	3	6	4	9	8	2	1
4	9	5	3	6	8	1	7	2
6	6	2	7	1	4	3	5	9
1	3	7	9	5	2	8	4	8
3	2	1	4	9	6	5	8	7
5	4	8	2	7	1	9	6	3
9	7	6	8	3	2	1	4	5

Difficulty: ★★★

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
U.S. BANK NATIONAL ASSOC

vs.

Defendant
JEAN CAMILLOCCI
JEAN CAMILLOCCI
JEAN CAMILLOCCI

Attorney for the Plaintiff:
STERN & EISENBERG, PC
1581 MAIN STREET
SUITE 200
WARRINGTON, PA 18976

Sheriff's Sale Date: Wednesday, January 29, 2025
Sale Number: 2024ED104
Writ of Execution No. : 2023CV1392
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 204-206 EAST 10TH STREET, BERWICK, PA 18603,
BERWICK BOROUGH

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,832.90
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$150.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Surcharge	\$40.00

Sold to
Plaintiff

Total Sheriff Costs \$2,611.40

Municipal Costs

Sewer	\$7,682.84
Delinquent Taxes	\$6,066.60

Total Municipal Costs \$13,749.44

Distribution Costs

Recording Fees	\$71.75
----------------	---------

Total Distribution Costs \$71.75

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Grand Total:

\$16,432.59

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

1392-2023
104-24

SHERIFF'S SALE COST SHEET

VS.

NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>36.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>16.00</u>
TOTAL *****	\$ <u>428.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1832.90</u>
SOLICITOR'S SERVICES	\$150.00
TOTAL *****	\$ <u>2132.90</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>71.75</u>
TOTAL *****	\$ <u>81.75</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY	20	\$ _____
SCHOOL DIST.	20	\$ _____
DELINQUENT	20	\$ <u>6066.60</u>
TOTAL *****		\$ <u>6066.60</u>

MUNICIPAL FEES DUE:

SEWER	20	\$ <u>7682.84</u>
WATER	20	\$ _____
TOTAL *****		\$ <u>7682.84</u>

SURCHARGE FEE (DSTE)		\$ <u>40.00</u>
MISC.		\$ _____
TOTAL *****		\$ <u>-0</u>

TOTAL COSTS (OPENING BID) \$ 16432.59

1350.00

Sign up for Weekly Email Alerts

Real Estate > Other > All > # 1174222

Columbia County, PA Sheriff Sale: 204-206 EAST 10TH STREET



DUE DILIGENCE

Seller Name: Tchamberlain
Rating: Not Applicable
Location: 204-206 EAST 10TH STREET
BLOOMSBURG, PA 17815

Bookmark and Share

Want to be notified when this auction begins accepting bids?

Enter your email address

Bernvick

Bid Increment: \$1,000

[CLICK HERE FOR DEPOSIT INSTRUCTIONS](#)

Once your deposit has posted and you are logged in, you will be able place a bid on this auction.

This is a NO RESERVE auction

Number of Bids:	0
Upset Price:	Awaiting Upset Price
Closes In:	14 days
Your Bid Status:	Log in to view status
Reserve:	No Reserve!
Status:	In Preview
Auction Starts:	01-29-25 09:00 AM ET
Auction Closes:	01-29-25 12:00 PM ET
Overtime Period:	5 minutes
Source:	Government
Deposit Required:	\$535 — See Instructions <small>MINIMUM BID</small>
Buyer's Premium:	1.5%
Page Views:	105

[ASK SELLER A QUESTION](#)

[VIEW SELLER'S OTHER ITEMS](#)

[ADD TO WATCH LIST](#)

ASSET INFORMATION

Deposit Requirement

- A single \$535.00 deposit (includes a \$35 nonrefundable processing fee) is required to participate in the 01-29-2025 Columbia County Sheriff sale.
- Deposits must be received by Bid4Assets no later than 4:00PM ET (1:00 PT) Wednesday, January 22nd
- [Click here to place your deposit.](#)

Disclaimers

- Columbia County Sheriff's Office retains the right to reject any and all bids for any reason.
- Columbia County Sheriff's Office may withdraw this property from the auction at any time before or during the sale.
- Columbia County Sheriff's Office reserves the right to cancel the sale of a property at any time prior to the issuance of the deed.

This auction requires that the winning bidder pay a Buyer's Premium of 1.50% of the winning bid amount. (The Buyer's Premium covers the costs associated with the auction).

This amount will be added to the winning bid and will be included in the total purchase price paid by the Buyer to the Seller.



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January 14, 2025

Columbia County Sheriff's Office
35 W. Main Street
Bloomsburg, Pa 17815

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE
ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-EFC2**

VS.

JEAN L. CAMILLOCCI

NO: 2023-CV-1392

Dear Sheriff:

The amount due on the sewer account #123732 for the property located at 204-206 E. 10th Street, Berwick Pa through March 31, 2025, is **\$7682.84**. This amount includes fees to satisfy a lien on the property.

Please feel free to contact me with any questions that you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Morris", is written over the typed name.

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

Run Date 01/14/2025
Run Time 11:01:17

Berwick Area Joint Sewer Authority - Berwick

Customer History Report

From: 01/01/2024 To: 01/14/2025

Customer

123732
CAMILLOCCI, DONALD
C/O TONY CAMILLOCCI
202 E 10TH STREET
BERWICK PA 18603

Service Address 204 E 10TH STREET

<u>Transaction Date</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>	<u>Running Balance</u>	<u>Balance Due</u>
01/08/2024	Penalty	158.69		3684.82	
01/09/2024	Billing	528.00		4212.82	629.66
04/05/2024	Penalty	189.59		4402.41	
04/08/2024	Billing	528.00		4930.41	602.54
07/08/2024	Penalty	221.89		5152.30	
07/09/2024	Billing	528.00		5680.30	576.60
10/04/2024	Penalty	255.64		5935.94	
10/07/2024	Billing	528.00		6463.94	551.76
01/07/2025	Penalty	290.90		6754.84	
01/08/2025	Billing	528.00		7282.84	528.00

7282.84
400.00

7682.84



Stern & Eisenberg, PC
1581 Main Street, Suite 200
Warrington, Pennsylvania 18976
Phone: (215) 572-8111
Facsimile: (215) 572-5025
January 9, 2025

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815
Phone: (570) 389-5622

Re: U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC2 v. Jean L. Camillocci
Columbia County Court of Common Pleas Docket No. 2023-CV-1392
SALE SCHEDULED FOR January 29, 2025

Dear Madam/Sir:

Enclosed please find a Certificate of Service for filing, the original having been sent to the Columbia County Prothonotary for filing. Kindly file of record and return a time-stamped copy to our office in the enclosed self-addressed, postage-paid envelope.

Thank you for your consideration to this matter. Should you have any questions, please contact our office.

Sincerely,
Stern & Eisenberg, PC

Kristin O'Leary-Hearn, Team Lead

;KO
Encl.

It'

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified*

ANDREW J. MARLEY, ESQUIRE (312314)
KENYA BATES, ESQUIRE (203664)
STEVEN P. KELLY, ESQUIRE (308573)
MATTHEW FLECK, ESQUIRE (330498)
JESSICA N. MANIS, ESQUIRE (318705)
MATTHEW C. FALLINGS, ESQUIRE (326896)
DANIEL P. JONES, ESQUIRE (321876)
CAROLINE P. APRAHAMIAN, ESQUIRE (329932)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY**

U.S. Bank National Association, as Trustee for
Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through
Certificates, Series 2005-EFC2
Plaintiff

Civil Action No.: 2023-CV-1392

v.

MORTGAGE FORECLOSURE

Jean L. Camillocci
Defendants

CERTIFICATE OF SERVICE

I, Matthew C. Fallings, Esquire, attorney for the within named Plaintiff, hereby certify that the Notice of Sheriff's Sale was mailed to Jean L. Camillocci, Defendants, by certified mail, return receipt requested and regular, first-class, postage pre-paid mail, on December 18, 2024.

I further certify that Notice of the Sheriff's Sale was mailed to each lienholder by regular, first-class, postage pre-paid mail, on December 18, 2024, and January 06, 2025., as evidenced by copies of certificate of mailing and certified mail receipts attached.

STERN & EISENBERG, PC

By: 

Matthew C. Fallings, Esquire
Attorney for Plaintiff

Date: January 9, 2025

Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: Plaintiff

Signature: _____

A handwritten signature in black ink, appearing to read 'M. C. Fallings', is written over a horizontal line.

Name: Matthew C. Fallings, Esquire

Attorney No. (if applicable): 326896

ANDREW J. MARLEY, ESQUIRE (312314)
KENYA BATES, ESQUIRE (203664)
STEVEN P. KELLY, ESQUIRE (308573)
MATTHEW FLECK, ESQUIRE (330498)
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DANIEL P. JONES, ESQUIRE (321876)
CAROLINE P. APRAHAMIAN, ESQUIRE (329932)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY**

U.S. Bank National Association, as Trustee for
Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through Certificates,
Series 2005-EFC2

Plaintiff

v.

Jean L. Camillocci
Defendants

Civil Action No. : 2023-CV-1392

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Jean L. Camillocci
204-206 East 10th Street
Berwick, PA 18603
and
325 NE 278th St
Oldtown, FL 32680

Your real estate at 204-206 East 10th Street, Berwick, PA 18603 is scheduled to be sold at <https://www.bid4assets.com/ColumbiaPASheriffSales> (location of sale) on January 29, 2025 at 9:00AM to enforce the court judgment of \$101,984.46 obtained by U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC2 against you.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take **immediate action**:

1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg,



PC, at telephone number (215) 572-8111.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Stern & Eisenberg, PC, at telephone number (215) 572-8111.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. This Schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. You should check with the Sheriff's Office by calling (570) 389-5622 to determine the actual date of filing of said schedule.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(570) 784-8760



STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

U.S. Bank National Association, as Trustee for
Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through Certificates,
Series 2005-EFC2
Plaintiff

Civil Action No. : 2023-CV-1392

v.

MORTGAGE FORECLOSURE

Jean L. Camillocci
Defendants

RE: PREMISES: 204-206 East 10th Street, Berwick, PA 18603

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant(s). As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on January 29, 2025 at 9:00AM at <https://www.bid4assets.com/ColumbiaPASheriffSales> (subject to change without further notice).

The sale is being conducted pursuant to the judgment in the amount of \$101,984.46 together with interest, costs and such other allowed amounts, thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendants who is/are also the real owner of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, and/or the lien you have on the premises. If you have any questions regarding the type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

STERN & EISENBERG, PC

Matthew C. Fallings, Esq.
Attorney for Plaintiff



Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101



2396713876

Send Payments to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

20241218-293



Jean L. Camillocci
204-206 East 10th Street
Berwick, PA 18603

GENCORR_CMFC



Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101



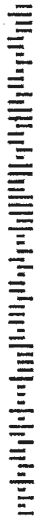
9314 7100 1170 1187 7219 99

RETURN RECEIPT REQUESTED

Send Payments to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

20241218-293

Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

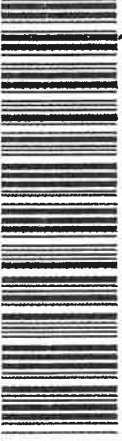


Jean L. Camillocci
204-206 East 10th Street
Berwick, PA 18603

GENCORR_CMFC



Stern & Eisenberg, P.C.
P.O. Box 9101
Temeccula, CA 92589-9101

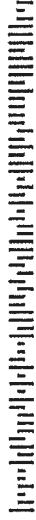


2396713677

Send Payments to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

20241218-293



Jean L. Camillocci
325 NE 278th St
Oldtown, FL 32680

GENCORR_CMFC



Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101

Send Payments to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976



9314 7100 1170 1187 7220 02

RETURN RECEIPT REQUESTED

20241218-293



Jean L. Camillocci
325 NE 278th St
Oldtown, FL 32680

GENCORR_CMFC



Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101



2396713291

PRESORT
First-Class Mail
U.S. Postage and
Fees Paid
WSO

Send Payments to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

20241218-293



AmeriFirst Home Improvement Finance
4405 South 96th Street
Omaha, NE 68127



Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101



2396713298

PRESORT
First-Class Mail
U.S. Postage and
Fees Paid
WSO

Send Payments to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

20241218-293



PA Department of Revenue
Bureau of Individual Taxes
P.O. Box 280601
Harrisburg, PA 17128-0502



Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101



2396713297

PRESORT
First-Class Mail
U.S. Postage and
Fees Paid
WSO

Send Payments to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

20241218-293



Commonwealth of PA
Inheritance Tax Division
Department 280601
Harrisburg, PA 17128



Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101




2396713295

PRESORT
First-Class Mail
U.S. Postage and
Fees Paid
WSO

Send Payments to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

20241218-293


PA Department of Revenue Bureau
PO Box 280601
Harrisburg, PA 17128-0502



Stem & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101




2396713293

PRESORT
First-Class Mail
U.S. Postage and
Fees Paid
WSO

Send Payments to:
Stem & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

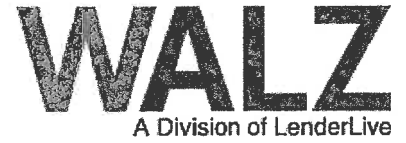
Send Correspondence to:
Stem & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

20241218-293


Columbia County Tax Claim Bureau
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815



Invoice



PLEASE REMIT TO:

Walz Group, LLC
 27398 Via Industria
 Temecula, CA 92590-3699

Invoice Number: T047612-35
Invoice Date: 12/19/2024
Customer Number: 01-0293293
Terms: Due Upon Receipt
Reference Number: PA202300000370
Servicer/Client:

SOLD TO:

Stern & Eisenberg. P.C
 1581 Main St. Suite 200
 Warrington, PA 18976

Property Address:
 204-206 East 10th Street
 Berwick, PA 18603

Mail Date	Service/Item	Description	Article Number	Qty	Unit Price	Total
12/18/2024	POSTAGE	GENCORR	2396713291	1	0.690	0.690
12/18/2024	POSTAGE	GENCORR	2396713292	1	0.690	0.690
12/18/2024	POSTAGE	GENCORR	2396713293	1	0.690	0.690
12/18/2024	POSTAGE	GENCORR	2396713294	1	0.690	0.690
12/18/2024	POSTAGE	GENCORR	2396713295	1	0.690	0.690
12/18/2024	POSTAGE	GENCORR	2396713296	1	0.690	0.690
12/18/2024	POSTAGE	GENCORR	2396713297	1	0.690	0.690
12/18/2024	POSTAGE	GENCORR	2396713298	1	0.690	0.690
12/18/2024	POSTAGE	GENCORR_CMFC	2396713876	1	1.770	1.770
12/18/2024	POSTAGE	GENCORR_CMFC	2396713877	1	1.770	1.770
12/18/2024	POSTAGE	GENCORR_CMFC	9314710011701187721999	1	10.720	10.720
12/18/2024	POSTAGE	GENCORR_CMFC	9314710011701187722002	1	10.720	10.720

Total Postage: \$30.50

Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101



2397121981

PRESORT
First-Class Mail
U.S. Postage and
Fees Paid
WSO

Send Payments to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

20250106-293



Commonwealth of PA
Department of Revenue
Bureau of Compliance - Lien Section
P.O. Box 280948
Harrisburg, PA 17128



Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101



2397121979

PRESORT
First-Class Mail
U.S. Postage and
Fees Paid
WSO

Send Payments to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

20250106-293



Berwick area joint Sewer Authority
c/o Anthony J. McDonald esq
106 W. Front street
Berwick, PA 18603



Invoice



PLEASE REMIT TO:

Walz Group, LLC
27398 Via Industria
Temecula, CA 92590-3699

Invoice Number: T047756-36
Invoice Date: 1/7/2025
Customer Number: 01-0293293
Terms: Due Upon Receipt
Reference Number: PA202300000370
Servicer/Client:

SOLD TO:

Stern & Eisenberg. P.C
1581 Main St. Suite 200
Warrington, PA 18976

Property Address:
204-206 East 10th Street
Berwick, PA 18603

Mail Date	Service/Item	Description	Article Number	Qty	Unit Price	Total
1/6/2025	POSTAGE	GENCORR	2397121979	1	0.690	0.690
1/6/2025	POSTAGE	GENCORR	2397121980	1	0.690	0.690
1/6/2025	POSTAGE	GENCORR	2397121981	1	0.690	0.690

Total Postage: \$2.07

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOC
vs.
JEAN CAMILLOCCI (et al.)

Case Number
2023CV1392

SHERIFF'S RETURN OF SERVICE

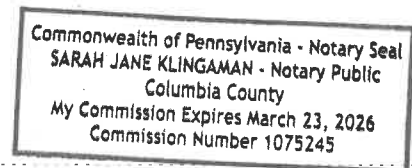
12/16/2024 02:29 PM - DEPUTY JONATHAN BROADT, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 204-206 EAST 10TH STREET, BERWICK, PA 18603.


JONATHAN BROADT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

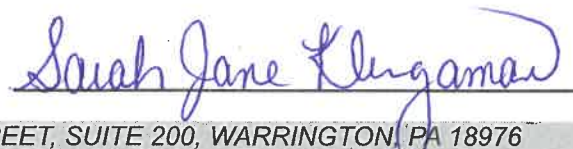
December 16, 2024



NOTARY

Affirmed and subscribed to before me this

16TH day of DECEMBER, 2024



Plaintiff Attorney: STERN & EISENBERG, PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOC
vs.
CAMILLOCCI, JEAN (et al.)

Case Number
2023CV1392

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/29/2025 AT 9:00 AM SHERIFF'S SALE BILL		
Warrant:			

Serve To:

Name:	(POSTING)
Primary Address:	204-206 EAST 10TH STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge	Posted: <input checked="" type="checkbox"/>	Other:
Adult In Charge:			
Relation:			
Date:	12/16/24	Time:	14:29
Deputy:	9	Mileage:	

Attorney / Originator:

Name: STERN & EISENBERG, PC	Phone: 1-215-572-8111
------------------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

POSTING

2023CV1392

204-206 EAST 10TH STREET, BERWICK, PA 18603

NO EXPIRATION

BERWICK BORO

MAKE CHECKS PAYABLE TO:

BERWICK BOROUGH
TAX COLLECTOR
1615 LINCOLN AVENUE
BERWICK PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS
NO PERSONAL CHECKS AFTER DEC.1, 2024

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2024

BILL NO.
3041

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	30,835	14.635	442.24	451.27	496.40
SINKING		1.5	45.32	46.25	50.88
LIGHT		1.25	37.77	38.54	40.47
FIRE		2.25	67.99	69.38	72.85
BORO RE		18.1	546.95	558.11	586.02
The discount & penalty have been calculated for your convenience			1,140.27	1,163.55	1,246.62
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

CAMILLOCCI DONALD S & JEAN L
206 EAST TENTH STREET
BERWICK PA 18603

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04A-04 -127-00,000 204 206 E TENTH ST .2318 acres		
	Land	4,039
	Buildings	26,796
Total Assessment		30,835

This tax returned to courthouse on:
January 1, 2025

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment.
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

Bill Date: 7/1/2024

Bill #: 651

RETURN THIS COUPON IF PAYING IN FULL

Make Check Payable To: The Berwick Area School District

The Berwick Area School District
Connie C. Gingher, Tax Collector
1615 Lincoln Avenue
Berwick, PA 18603

Telephone: 570-752-7442

2024-2025 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Berwick Borough

Taxes are due and payment is requested from:

028745

04A04 12700000 651 C04
CAMILLOCCI DONALD S & JEAN L
206 E 10TH ST
BERWICK PA 18603-2103

Parcel #: 04A04 12700000

Property Location and Description:

204206 E TENTH ST
.232

Assessment:

L= 4,039
B= 26,796
T= 30,835

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	51.91	1,600.64
HOMESTEAD EXCLUSION	(5,821.00)	(302.17)
FARMSTEAD EXCLUSION	NA	NA
AMOUNTS DUE		
If Paid By 8/31/2024	2% Discount Amount	→ 1,272.50
If Paid By 10/31/2024	Face Amount	→ 1,298.47
If Paid After 10/31/2024	10% Penalty Amount	→ 1,428.32

Last Day to Pay: 12/31/2024

For a receipt, return the entire bill with payment and a self-addressed stamped envelope.

Office Hours

Monday, Tuesday, and Thursday from 9:30am - 4:00pm
Closed Wednesday and Friday
Closed Holidays

Homestead/Farmstead Applied

Neither tax has been paid as of 12-12-24

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY**

U.S. Bank National Association, as Trustee for
Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through Certificates,
Series 2005-EFC2
Plaintiff

Civil Action No. : 2023-CV-1392

v.

MORTGAGE FORECLOSURE

Jean L. Camillocci
Defendants

RE: PREMISES: 204-206 East 10th Street, Berwick, PA 18603

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant(s). As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on January 29 2025

ON LINE : bib4assets.com/ColumbiaPASheriffSales

The sale is being conducted pursuant to the judgment in the amount of \$101,984.46 together with interest, costs and such other allowed amounts, thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendants who is/are also the real owner of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, and/or the lien you have on the premises. If you have any questions regarding the type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

STERN & EISENBERG, PC


Matthew C. Fallings, Esq.
Attorney for Plaintiff

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 12-DEC-24

FEE: \$15.00

CERT. NO: 47895

CAMILLOCCI DONALD S & JEAN L
206 EAST TENTH STREET
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED: 0408-0860
LOCATION: 204-206 E 10TH & 910 PINE ST
PARCEL: 04A-04 -127-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2023	PRIM	2,827.33	38.40	0.00	2,865.73
2022	PRIM	3,148.49	37.38	0.00	3,185.87
TOTAL DUE :					\$6,051.60

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: February ,2025

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2023

REQUESTED BY:

Columbia County Sheriff

dh.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOC
vs.
CAMILLOCCI, JEAN (et al.)

Case Number
2023CV1392

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone: 104	
Manner: Adult in Charge	Expires:	Warrant:
Notes: SALE DATE & TIME: 01/29/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name: Connie C. Gingher
Primary Address: 1615 Lincoln Avenue Berwick, PA 18603
Phone: 570-752-7442 DOB:
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: PORCH
Relation:
Date: 12/11/24 Time: 1037
Deputy: 4 Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC	Phone: 1-215-572-8111
------------------------------------	------------------------------

Service Attempts:

Date:	1	2	3	4	5	6
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

-
-
-
-
-
-

GINGHER, CONNIE C.

2023CV1392

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOC
vs.
CAMILLOCCI, JEAN (et al.)

Case Number
2023CV1392

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	104
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 01/29/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	Domestic Relations Office of Columbia Co.
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Julie Klinger		
Relation:	Clerk		
Date:	11-21-24	Time:	1410
Deputy:	6	Mileage:	

Attorney / Originator:

Name: STERN & EISENBERG, PC	Phone: 1-215-572-8111
------------------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

DOMESTIC RELATIONS OF 2023CV1392 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOC
vs.
CAMILLOCCI, JEAN (et al.)

Case Number
2023CV1392

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 104
Manner: Adult in Charge **Expires:** **Warrant:**
Notes: SALE DATE & TIME: 01/29/2025 AT 9:00 AM
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: COLUMBIA COUNTY TAX CLAIM BUREAU
Primary Address: 11 WEST MAIN STREET
 BLOOMSBURG, PA 17815
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally Adult In Charge Posted Other
Adult In Charge: Deb Hower
Relation: Clerk
Date: 11-21-24 **Time:** 1357
Deputy: 6 **Mileage:**

Attorney / Originator:

Name: STERN & EISENBERG, PC **Phone:** 1-215-572-8111

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX C 2023CV1392 11 WEST MAIN STREET, BLOOMSBURG, PA 17815 NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 11/21/2024

Account: 3994
Name: tchamberlain@columbiapa.org
Company: TIM CHAMBERLAIN - COLUM COUNTY SHER
Address: PO BOX 380
BLOOMSBURG, PA 17815
Telephone:

Ad ID: 214540
Description: Camillocci Sale
Run Dates: 01/08/2025 - 01/22/2025
Class: 0002
Orig User: sshotwel
Words: 684
Lines: 96
Agate Lines: 258
Depth: 10.67
Blind Box:

Total Ad Cost	\$1,832.90			
Amount Paid	\$0.00			
Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	01/08/2025	01/22/2025	3	1,832.90

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOC
vs.
CAMILLOCCI, JEAN (et al.)

Case Number
2023CV1392

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice Zone: 104
Manner: Posting - Order Expires: Warrant:

Notes: SALE DATE & TIME: 01/29/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

POST

Serve To:

Name: JEAN CAMILLOCCI
Primary Address: 204 EAST 10TH STREET
BERWICK, PA 18603
Phone: OR DOB:
Alternate Address: 206 EAST 10TH STREET
BERWICK, PA 18603
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: FRONT DOOR
Relation:
Date: 11/20/24 Time: 1157
Deputy: 4 Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC Phone: 1-215-572-8111

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

-
-
-
-
-
-

CAMILLOCCI, JEAN
2023CV1392
204 EAST 10TH STREET, BERWICK, PA 18603
NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



U.S. BANK NATIONAL ASSOC
vs.
CAMILLOCCI, JEAN (et al.)

Case Number
2023CV1392

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	104
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 01/29/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	204-206 EAST 10TH STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	POSTED FRONT		
Relation:	DOR		
Date:	11/30/24	Time:	1157
Deputy:	H	Mileage:	

Attorney / Originator:

Name:	STERN & EISENBERG, PC	Phone:	1-215-572-8111
--------------	-----------------------	---------------	----------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

OCCUPANT

2023CV1392

204-206 EAST 10TH STREET, BERWICK, PA 18603

NO EXPIRATION

04A-4-127
Boro of Bwk

REAL ESTATE OUTLINE

ED # 2024 ED 104

DATE RECEIVED 11-19-2024
DOCKET AND INDEX 2023 CV 1392

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>
COPY OF DESCRIPTION	<u>X</u>
WHEREABOUTS OF LKA	<u>X</u>
NON-MILITARY AFFIDAVIT	<u>X</u> <i>emailed</i>
NOTICES OF SHERIFF SALE	<u>X</u>
WAIVER OF WATCHMAN	<u>X</u>
AFFIDAVIT OF LIENS LIST	<u>X</u>
CHECK FOR \$1,350.00 OR _____	<u>X</u>

CK# 48842

****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Jan. 29, 2025 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>Jan. 8</u>
2 ND WEEK	<u>Jan. 15</u>
3 RD WEEK	<u>Jan. 22</u>

**WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257**

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA**

U.S. Bank National Association, as Trustee for
Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through Certificates,
Series 2005-EFC2
Plaintiff

v.

Jean L. Camillocci
Defendant(s)

Civil Action No. :
2023-CV-1392

2024-ED-104

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

COMMONWEALTH OF PENNSYLVANIA

:

: S.S. :

COUNTY OF COLUMBIA

:

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

204-206 East 10th Street, Berwick, PA 18603 (see full legal description attached)

Judgment Amount.....	\$101,984.46
Interest from November 6, 2024 at the Per Diem rate of \$19.00 until Judgment is paid in full.....	\$ _____
Total	\$ _____ plus costs

Dated: 11/18/2024
(SEAL)

Stephanie Stroup
Prothonotary, Common Pleas Court of
Columbia County, PA
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday of 2028

By: Melissa Traub
Deputy

No. 2023-CV-1392

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA**

U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-
Backed Pass-Through Certificates, Series 2005-EFC2
Plaintiff

v.

Jean L. Camillocci
Defendant(s)

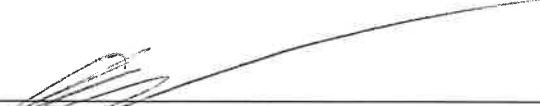
Premises: 204-206 East 10th Street, Berwick, PA 18603
UPI/Parcel No.: 04A04 12700

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Prothy Paid \$ _____

Writ, Ret. & Sat. \$ _____

Total Cost: \$ _____


Matthew C. Fallings, Esq.
PA Attorney ID No. 326896
Attorney for Plaintiff

ALL that certain piece, parcel or tract of land, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Pine and Tenth Streets;

THENCE in an easterly direction along Tenth Street ninety-nine (99) feet to a corner;

THENCE in a southerly direction parallel with Pine Street a distance of one hundred one and one-half (101 - 1/2) feet to a corner;

THENCE in a westerly direction parallel with Tenth Street, a distance of ninety-nine (99) feet to Pine Street;

THENCE along Pine Street in a northerly direction a distance of one hundred one and one-half (101-1/2) feet to the place of beginning;

BEING the same premises as conveyed to the Grantors herein by Deed of Helen Marinalos and Franklin E. Kepner, Co-Executors of the Last Will and Testament of Charlotte Seely, dated May 9, 1988 and recorded May 18, 1988, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Book 408, page 860.

PIN No 04A-4-127

Address for informational purposes only
204-206 E Tenth Street
Berwick, Pa 18603

and

corner of 202 E. 10th Street and
910 Pine Street
Berwick, PA 18603

Property Address: 204-206 East 10th Street, Berwick, PA 18603

Parcel No. 04A04 12700

BEING the same premises which Ralph P. Hart And John P. Krystofik by Deed dated June 26, 1991 and recorded in the Office of Recorder of Deeds of Columbia County on June 28, 1991 at Book 476, Page 769 granted and conveyed unto Donald S. Camillocci and Jean L. Camillocci.

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE

(570) 389-5622

COURT HOUSE:

P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

24 HOUR PHONE

(570) 784-6300

PRESS ENTERPRISE

Lackawanna Avenue

Bloomsburg, PA 17815

Date: November 19, 2024

Re: Sheriffs Sale Advertising Dates

U.S. Bank National Association

VS.

Jean L. Camillocci

No. 1372 of 2023 J.D. and No. 104 of 2024 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week January 8th 2025

2nd Week January 15th 2025

3rd Week January 22nd 2025

SALE DATE: **January 29th 2025 @ 9:00 a.m**

I will expose the following described property at public sale at www.bid4assets.com/ColumbiaPASheriffSales

Feel free to contact me if you have any questions. Sarah 570-389-5622.

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY**

U.S. Bank National Association, as Trustee for
Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through Certificates,
Series 2005-EFC2
Plaintiff

Civil Action No. : 2023-CV-1392

v.

MORTGAGE FORECLOSURE

Jean L. Camillocci
Defendants

RE: PREMISES: 204-206 East 10th Street, Berwick, PA 18603

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant(s). As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on January 29 2025.

ON LINE : bib4assets.com/ColumbiaPASheriffSales

The sale is being conducted pursuant to the judgment in the amount of \$101,984.46 together with interest, costs and such other allowed amounts, thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendants who is/are also the real owner of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, and/or the lien you have on the premises. If you have any questions regarding the type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

STERN & EISENBERG, PC


Matthew C. Fallings, Esq.
Attorney for Plaintiff

ANDREW J. MARLEY, ESQUIRE (312314)
KENYA BATES, ESQUIRE (203664)
STEVEN P. KELLY, ESQUIRE (308573)
MATTHEW FLECK, ESQUIRE (330498)
JESSICA N. MANIS, ESQUIRE (318705)
MATTHEW C. FALLINGS, ESQUIRE (326896)
DANIEL P. JONES, ESQUIRE (321876)
CAROLINE P. APRAHAMIAN, ESQUIRE (329932)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY**

U.S. Bank National Association, as Trustee for
Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through Certificates,
Series 2005-EFC2

Plaintiff

v.

Jean L. Camillocci

Defendants

Civil Action No. : 2023-CV-1392

2024-ED-104

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, set forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **204-206 East 10th Street, Berwick, PA 18603**:

1. Name and address of Owner(s) or Reputed Owner(s):

✓ Jean L. Camillocci
204-206 East 10th Street
Berwick, PA 18603
and
325 NE 278th St
Oldtown, FL 32680

2. Name and address of Defendants in the judgment:

✓ Jean L. Camillocci
204-206 East 10th Street
Berwick, PA 18603
and

325 NE 278th St
Oldtown, FL 32680

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

N/A

4. Name and address of the last recorded holder of every mortgage of record:

- ✓ Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust As Trustee For PNPMS Trust
IV
100 Quentin Roosevelt Blvd
Suite 204
Garden City, NY 11530
- ✓ AmeriFirst Home Improvement Finance
4405 South 96th Street
Omaha, NE 68127

5. Name and address of every other person who has any record lien on the property:

- ✓ Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815
- ✓ Columbia County Tax Claim Bureau
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815
- ✓ PA Department of Revenue Bureau
PO Box 280601
Harrisburg, PA 17128-0502

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

- ✓ Commonwealth of Pennsylvania
Inheritance Tax Division
Department 280601
Harrisburg, PA 17128

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

✓ Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

PA Department of Revenue
Bureau of Individual Taxes
P.O. Box 280601
Harrisburg, PA 17128-0502

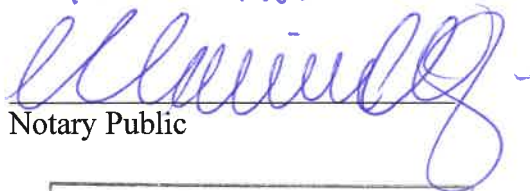
✓ Tenant(s)/Occupant(s)
204-206 East 10th Street
Berwick, PA 18603

Columbia County Tax Claim Bureau
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

STERN & EISENBERG, PC

Sworn to and subscribed before me
this 15 Day of November, 2024.


Notary Public

By: 
Matthew C. Fallings, Esq.
Attorney for Plaintiff

Commonwealth of Pennsylvania - Notary Seal
Marissa Wenglicki, Notary Public
Bucks County
My Commission Expires April 15, 2028
Commission Number 1445758

ALL that certain piece, parcel or tract of land, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Pine and Tenth Streets;

THENCE in an easterly direction along Tenth Street ninety-nine (99) feet to a corner;

THENCE in a southerly direction parallel with Pine Street a distance of one hundred one and one-half (101 - 1/2) feet to a corner;

THENCE in a westerly direction parallel with Tenth Street, a distance of ninety-nine (99) feet to Pine Street;

THENCE along Pine Street in a northerly direction a distance of one hundred one and one-half (101-1/2) feet to the place of beginning;

BEING the same premises as conveyed to the Grantors herein by Deed of Helen Marinalos and Franklin E Kepner, Co-Executors of the Last Will and Testament of Charlotte Seely, dated May 9, 1988 and recorded May 18, 1988, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Book 408, page 860.

PIN No 04A-4-127

Address for informational purposes only
204-206 E Tenth Street
Berwick, Pa 18603

and

corner of 202 E. 10th Street and
910 Pine Street
Berwick, PA 18603

Property Address: 204-206 East 10th Street, Berwick, PA 18603

Parcel No. 04A04 12700

BEING the same premises which Ralph P. Hart And John P. Krystofik by Deed dated June 26, 1991 and recorded in the Office of Recorder of Deeds of Columbia County on June 28, 1991 at Book 476, Page 769 granted and conveyed unto Donald S. Camillocci and Jean L. Camillocci.

**WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257**

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA**

U.S. Bank National Association, as Trustee for
Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through Certificates,
Series 2005-EFC2
Plaintiff

v.

Jean L. Camillocci
Defendant(s)

Civil Action No. :
2023-CV-1392

2024-ED-104

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

COMMONWEALTH OF PENNSYLVANIA

:

: S.S. :

COUNTY OF COLUMBIA

:

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

204-206 East 10th Street, Berwick, PA 18603 (see full legal description attached)

Judgment Amount.....	\$101,984.46
Interest from November 6, 2024 at the Per Diem rate of \$19.00 until Judgment is paid in full.....	\$ _____
Total	\$ _____ plus costs

Dated: 11/18/2024
(SEAL)

Stephanie Stroup
Prothonotary, Common Pleas Court of
Columbia County, PA
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday of 2028

By: Melissa Traugh
Deputy

No. 2023-CV-1392

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA**

U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-
Backed Pass-Through Certificates, Series 2005-EFC2
Plaintiff

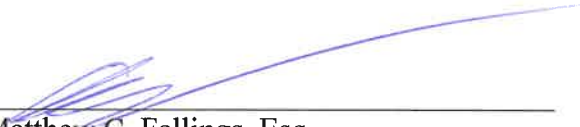
v.

Jean L. Camillocci
Defendant(s)

Premises: 204-206 East 10th Street, Berwick, PA 18603
UPI/Parcel No.: 04A04 12700

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Prothy Paid	\$	_____
Writ, Ret. & Sat.	\$	_____
Total Cost:	\$	_____


Matthew C. Fallings, Esq.
PA Attorney ID No. 326896
Attorney for Plaintiff

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

U.S. Bank National Association, as Trustee for Residential
Asset Mortgage Products, Inc., Mortgage Asset-Backed
Pass-Through Certificates, Series 2005-EFC2
Plaintiff

v.
Jean L. Camillocci
Defendants

Civil Action No. : 2023-CV-1392

MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA :

: S.S. :

COUNTY OF BUCKS :

I, the undersigned, being duly sworn according to law, deposes and says, to the best of his knowledge, information and belief, Defendants':

1. Last-known address is: 204-206 East 10th Street, Berwick, PA 18603 and 325 NE 278th St Oldtown, FL 32680
2. Is over the age of twenty-one; and
3. Is not now nor has been within the last three hundred sixty-six days in the Armed Services of the United States as defined in the Soldiers' Civil Relief Act of 1940, as amended.

STERN & EISENBERG, PC

By: 

Sworn to and subscribed before me
this 10 Day of November 2024


Notary Public

- Andrew J. Marley, Esquire (312314)
 - Jessica N. Manis, Esquire (318705)
 - Daniel Jones, Esquire (321876)
 - Kenya Bates, Esquire. (203664)
 - Matthew C. Fallings, Esquire (326896)
 - Caroline P. Aprahamian, Esquire (329932)
- Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111
Facsimile: (215) 572-5025
qcpa@sterneisenberg.com

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY**

U.S. Bank National Association, as Trustee for
Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through Certificates,
Series 2005-EFC2

Plaintiff

v.

Jean L. Camillocci

Defendant(s)

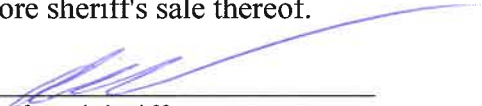
Civil Action No. : 2023-CV-1392

2024-ED-104

MORTGAGE FORECLOSURE


WAIVER OF WATCHMAN

Any Deputy Sheriff leaving upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of leave or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.



Attorney for Plaintiff

Now this 14th day of November, 2024, the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Attorney for Plaintiff



1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Telephone: (215) 572-8111
Facsimile: (215) 572-5025

LAW OFFICES
Stern & Eisenberg
www.sterneisenberg.com

November 14, 2024

RE: U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC2 v. Jean L. Camillocci
C.C.P. COLUMBIA CO. NO. 2023-CV-1392

Sheriff's Office
Columbia County Courthouse
P.O. Box 380
,Berwick, PA 18603

Please serve the Defendant with Notice of Sheriff's Sale at the following address:

Jean L. Camillocci at 204-206 East 10th Street, Berwick, PA 18603

Please POST the Notice of Sale per court order attached.

Please forward an affidavit of service once completed.

Very truly yours,

Stern & Eisenberg, PC

AM/kb
Enclosures

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL ACTION - LAW

U.S. Bank National Association, as Trustee for
Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through
Certificates, Series 2005-EFC2
c/o PHH Mortgage Corporation

Plaintiff

v.

Jean L. Camillocci

Defendant

Docket#: 2023-CV-1392

FILED
PROTHONOTARY
2024 MAY -2 PM 12: 21
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

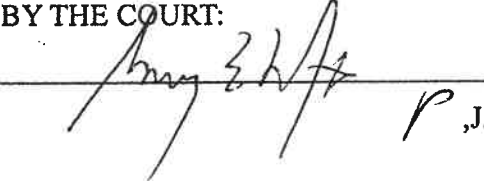
ORDER GRANTING ALTERNATIVE OR SPECIAL SERVICE

AND NOW, this 2nd day of May, 2024, upon consideration of Plaintiff's Motion for Alternative or Special Service and good cause having been shown; it is hereby ORDERED AND DECREED that Defendant, Jean L. Camillocci, shall be served by:

- (1) posting a copy of Plaintiff's Civil Action, Notice of Sheriff Sale, and all other documents requiring personal service on the mortgaged premises being 204-206 East 10th Street, Berwick, PA 18603; and
- (2) mailing a copy of same to the Defendant, Jean L. Camillocci, by certified mail – return receipt requested and first class U.S. mail – postage prepaid, service complete upon mailing, to the last known address of 204-206 East 10th Street, Berwick, PA 18603 and 325 NE 278th St, Oldtown, FL 32680.

(3) publication per Pa. R.C.P. 430(b)(1).

BY THE COURT:


P.J.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV1392

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the www.bid4assets.com/ColumbiaPASheriffSales in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JANUARY 29, 2025
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain piece, parcel or tract of land, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit;

BEGINNING at the southeast corner of Pine Tenth Streets;

THENCE in an easterly direction along Tenth Street ninety-nine (99) feet to a corner;

THENCE in a southerly direction parallel with Pine Street a distance of one hundred one and one-half (101 1/2) feet to a co

THENCE along Pine Street in a northerly direction a distance of one hundred one and one-half (101 - 1/2) feet to the place of

BEING the same premises as conveyed to the Grantors herein by Deed of Helen Marinalos and Franklin E. Kepner, Co-Executors of the Last Will and Testament of Charlotte Seely, Dated May 9, 1988 and recorded May 18, 1988, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Book 408, page 860.

PIN No. 04A-4-127

Address for informational purposes only
204-206 E Tenth Street
Berwick, PA 18603

and

corner of 202 E. 10th Street and
910 Pine Street
Berwick, PA 18603

Property Address: 204-206 East 10th Street, Berwick, PA 18603

Parcel No. 04A04 12700

BEING the same premises which Ralph P. Hart and John P. Krystofik by Deed Dated June 26, 1991 and recorded in the Office of Recorder of Deeds of Columbia County on June 28, 1991 at Book 476, Page 769 granted and conveyed unto Donald S. Camillocci and Jean L. Camillocci.

PROPERTY ADDRESS: 204-206 EAST 10TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-04-12700

Seized and taken into execution to be sold as the property of JEAN CAMILLOCCI, JEAN CAMILLOCCI, JEAN CAMILLOCCI in suit of U.S. BANK NATIONAL ASSOC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
STERN & EISENBERG, PC
WARRINGTON, PA 1-215-572-8111

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type Adult Signature Restricted Delivery
 Certified Mail® Certified Mail Restricted Delivery
 Collect on Delivery Collect on Delivery Restricted Delivery
 Registered Mail™ Registered Mail Restricted Delivery
 Signature Confirmation™ Signature Confirmation Restricted Delivery
 Priority Mail Express® Registered Mail™

COMPLETE THIS SECTION

1. Article Addressed to:
 Complete items 1, 2, and 3.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

AmeriFirst Home Improv. Fin.
 4405 South 96th St
 Omaha, NE 68127

2. Article Number (Transfer from serv/ice label)
 90 0852 2091 0225 0760 6856

3506-000-20-0852 NSD 0202 Apr 11 1186 PS Form 3811, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:
 PA Dept. of Revenue
 (Bureau of Compliance)
 Dept. 281230
 Harrisburg, PA 17128-1230

9590 9402 8758 3310 2617 90

2. A. Signature Agent
 Addressee
 B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

3. Service Type Adult Signature Restricted Delivery
 Certified Mail® Certified Mail Restricted Delivery
 Collect on Delivery Collect on Delivery Restricted Delivery
 Registered Mail™ Registered Mail Restricted Delivery
 Signature Confirmation™ Signature Confirmation Restricted Delivery
 Priority Mail Express® Registered Mail™

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

1. Article Addressed to:
 PA Dept. of Revenue

2. A. Signature Agent
 Addressee
 B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

A. Signature
 [Signature] Agent
 Addressee

B. Received by (Printed Name) *[Signature]* C. Date of Delivery *11/22/24*

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

1. Article Addressed to:

U.S. Treasury Department
 600 Arch Street
 Room 3259
 Philadelphia, PA 19106



9590 9402 8758 3310 2618 06

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery	

2. Article Number (Transfer from service label)
 9589 0710 5270 1602 7580 13

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

A. Signature
 Jean Camillo Agent
 Addressee

B. Received by (Printed Name) *Jean C Camillo* C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

1. Article Addressed to:

Jean L. Camillocci
 325 NE 278th St.
 Oldtown, FL 32680



9590 9402 8758 3310 2617 83

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery	

2. Article Number (Transfer from service label)

9589 0710 5270 1602 7580 20

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

A. Signature
 Signature on file Agent
 Addressee

B. Received by (Printed Name) *With USPS 17107* C. Date of Delivery *NOV 22 2024*

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

1. Article Addressed to:

Office of PA LR,
 P.O. Box 8019,
 Harrisburg, PA 17105



9590 9402 8758 3310 2618 20

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery	

PS F

Domestic Return Receipt

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

STERN & EISENBERG PC
NJ ATTORNEY BUSINESS ACCOUNT
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976

TD BANK
55-136/312

DATE 11/15/24
CHECK 48842
AMOUNT \$1,350.00

PAY TO THE ORDER OF One Thousand Three Hundred Fifty and 00/100*****

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

VOID AFTER 90 DAYS

Ann R. Kowalski
AUTHORIZED SIGNATURE



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SECURITY SAFEGUARD

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